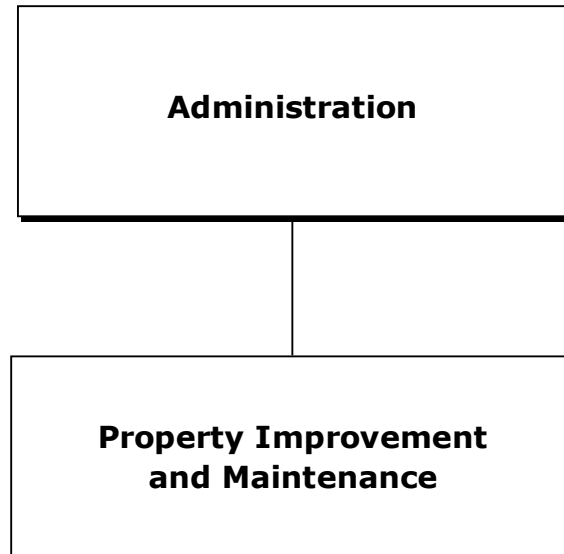


## **Fund 81530**

### **Public Housing Projects Under Modernization**

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To ensure that all tenants of Fairfax County Redevelopment and Housing Authority's (FCRHA) owned and operated public housing units are provided with decent, safe and well maintained housing.

### **Focus**

Due to the conversion of all public housing units to Rental Assistance Demonstration (RAD), Fund 81530, Public Housing Projects Under Modernization, was consolidated into Fund 81300, RAD – Project-Based Voucher (PBV) in FY 2018. RAD provides a new subsidy platform using project-based vouchers issued as part of the Housing Choice Voucher (HCV) Program. For more information about the HCV Program, see Fund 81510, HCV Program.

One of the advantages of converting public housing units to RAD is that the FCRHA can leverage private equity for critical capital improvements. Under the traditional public housing model this was not possible, and the funding made available through Fund 81530 was insufficient to address all of the FCRHA's critical capital needs for public housing units. Since the units are no longer considered public housing under RAD, the FCRHA can secure capital for property improvements. Additionally, residents are provided increased mobility under RAD. If they choose to move from a RAD-PBV unit, they can be issued a tenant-based voucher, provided they meet the HCV criteria and vouchers are available.

In FY 2017, Phase I of the conversion to RAD included 299 units, and in FY 2018, the remaining 766 units successfully converted. One unit in Phase I and four units in Phase II are used for office or community room space per U.S. Department of Housing and Urban Development (HUD) guidelines, and are not rentable. While these units are counted in the total converted number of 1,065, there is no voucher attached to these five units. Fund 81530 was closed in FY 2018 as all public housing units are now RAD units and have been moved to Fund 81300.

Although Fund 81530 was closed in FY 2018, the following narrative describes the program. Fund 81530 received an annual federal grant, determined by formula, to be used for major physical improvements to public housing properties owned by the FCRHA. The Federal Public Housing Program is administered by

## Fund 81530 Public Housing Projects Under Modernization

HUD and provides funds for rental housing serving low-income households owned and operated by local housing authorities such as the FCRHA. The program has two components:

Program Component/Fund	Description
Fund 81520, Public Housing Projects Under Management	<p>Provided for the management, operating and routine maintenance of public housing properties.</p> <p>HUD provided annual operating subsidy.</p>
Fund 81530, Public Housing Projects Under Modernization	Provided funds for capital improvements and repairs of existing public housing through an annual grant award.

For the capital portion of the program, local public housing authorities submitted a five-year comprehensive capital and management improvement plan to the U.S. Department of Housing and Urban Development (HUD). FCRHA submitted its Five-Year Plan, which was updated each year as part of an Annual Plan. HUD reviewed the plan and released the annual capital grant amount that supported administrative and planning expenses, as well as improvements to selected projects. As a result of the conversion to RAD, capital expenses are now the responsibility of the public housing authority.

### FY 2020 Funding Adjustments

*The following funding adjustments from the FY 2019 Adopted Budget Plan are necessary to support the FY 2020 program.*

- ◆ No funding is included for Fund 81530, Public Housing Projects Under Modernization in FY 2020. This fund was closed in FY 2018, and all assets, liabilities and equity associated with Fund 81530, including fund balance, were transferred to Fund 81300, RAD - Project-Based Voucher.

### Changes to FY 2019 Adopted Budget Plan

*The following funding adjustments reflect all approved changes in the FY 2019 Revised Budget Plan since passage of the FY 2019 Adopted Budget Plan. Included are all adjustments made as part of the FY 2018 Carryover Review, and all other approved changes through December 31, 2018.*

- ◆ There have been no adjustments to this fund since approval of the FY 2019 Adopted Budget Plan.

A Fund Statement is provided on the following page.

# Fund 81530

## Public Housing Projects Under Modernization

### FUND STATEMENT

#### Fund 81530, Public Housing Projects Under Modernization <sup>1</sup>

	FY 2018 Actual	FY 2019 Adopted Budget Plan	FY 2019 Revised Budget Plan	FY 2020 Advertised Budget Plan
<b>Beginning Balance</b>	\$2,173,573	\$0	\$0	\$0
Revenue:				
HUD Authorizations	\$0	\$0	\$0	\$0
<b>Total Revenue</b>	\$0	\$0	\$0	\$0
<b>Total Available</b>	\$2,173,573	\$0	\$0	\$0
Expenditures:				
Administration	\$0	\$0	\$0	\$0
Capital/Related Improvements	0	0	0	0
<b>Total Expenditures</b>	\$0	\$0	\$0	\$0
<b>Total Disbursements</b>	\$0	\$0	\$0	\$0
Balance Transfers due to Fund Consolidation:				
To 81300, RAD – Project-Based Voucher	(\$2,173,573)	\$0	\$0	\$0
<b>Total Balance Transfers</b>	(\$2,173,573)	\$0	\$0	\$0
<b>Ending Balance</b>	\$0	\$0	\$0	\$0

<sup>1</sup> Fund 81530, Public Housing Projects Under Modernization, was consolidated into Fund 81300, RAD – Project-Based Voucher as a result of the remaining 766 public housing units converting to RAD in FY 2018. This consolidation was planned for FY 2019. However, subsequent to the *FY 2018 Third Quarter Review*, it was determined that the consolidation needed to occur in FY 2018 in order to meet HUD reporting requirements. As a result, Fund 81530 was closed in FY 2018, and all assets, liabilities and equity were moved to Fund 81300.